



TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name: MOCCASIN GAP SUBDIVISION

PETS Activity Number: LPA08019

Project Type: TYPE "B" SITE PLAN

Description: 15-02-20-615-000-0

Submittal Date: 10-15-08 Scan Date: 10-16-08

Approved Date: _____

Status:

Under Review

Conditional

Approved

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

August 22, 2008

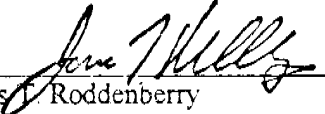
Legal Description of an Ingress, Egress Drainage and Utility easement (Easement "A")
Certified To: Inovia Consulting Group

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Ingress, Egress Drainage and Utility easement (Easement "A")

Commence at a concrete monument marking the Northeast corner of the Northeast quarter of the Southwest quarter of Section 2, Township 2 North, Range 2 East, Leon County, Florida, thence run North 89 degrees 55 minutes 48 seconds West 612.99 feet to a concrete monument (marked #3562), thence run South 89 degrees 39 minutes 16 seconds West 139.39 feet to an iron rod and cap (marked #7160), thence run South 89 degrees 59 minutes 35 seconds West 250.78 feet to a concrete monument (marked #732), thence run South 00 degrees 00 minutes 47 seconds West 94.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 00 minutes 47 seconds West 170.74 feet to a concrete monument (marked #732), thence run South 00 degrees 00 minutes 49 seconds West 94.26 feet, thence run East 58.00 feet, thence run North 00 degrees 00 minutes 48 seconds East 186.42 feet, thence run North 89 degrees 59 seconds 35 seconds East 152.92 feet, thence run South 00 degrees 01 minutes 59 seconds East 594.90 feet, thence run South 89 degrees 59 minutes 35 seconds West 211.40 feet, thence run South 00 degrees 00 minutes 49 seconds West 111.33 feet, thence run North 84 degrees 23 minutes 46 seconds East 212.50 feet, thence run South 00 degrees 01 minutes 59 seconds East 71.37 feet to the Northerly right-of-way boundary of Moccasin Gap Road, thence run North 84 degrees 44 minutes 29 seconds East along said right-of-way boundary 40.17 feet to a re-rod (marked #7160), thence leaving said right-of-way boundary run North 00 degrees 01 minutes 59 seconds West 768.19 feet, thence run South 89 degrees 59 minutes 35 seconds West 192.91 feet, thence run North 00 degrees 00 minutes 48 seconds East 63.58 feet, thence run West 58.00 feet to the POINT OF BEGINNING.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261

08-018esmt.A

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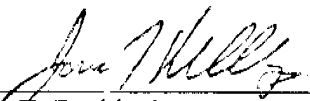
Legal Description of a Conservation Easement (Easement "B")
Certified To: Inovia Consulting Group

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Conservation Easement (Easement "B")

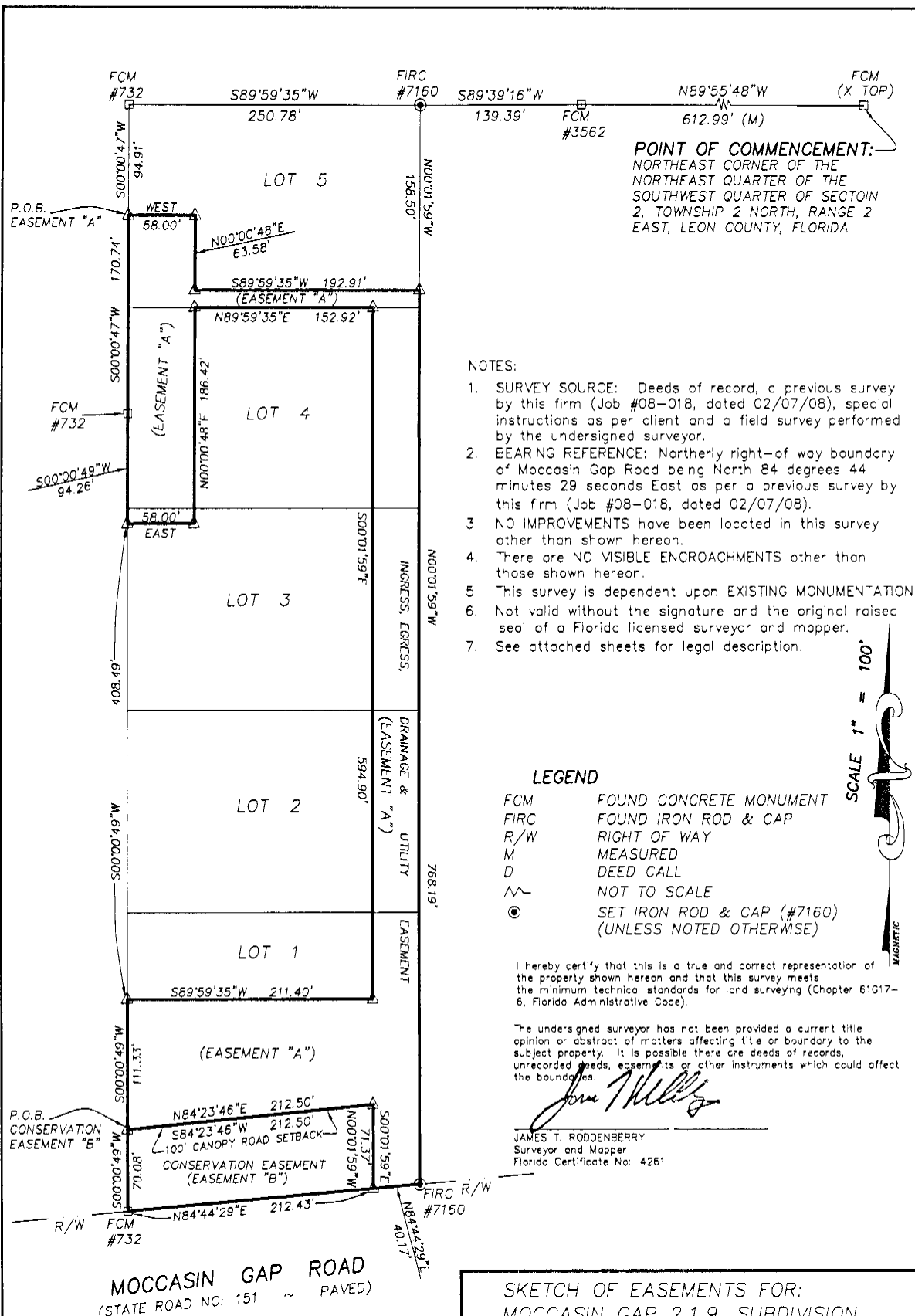
Commence at a concrete monument marking the Northeast corner of the Northeast quarter of the Southwest quarter of Section 2, Township 2 North, Range 2 East, Leon County, Florida, thence run North 89 degrees 55 minutes 48 seconds West 612.99 feet to a concrete monument (marked #3562), thence run South 89 degrees 39 minutes 16 seconds West 139.39 feet to an iron rod and cap (marked #7160), thence run South 89 degrees 59 minutes 35 seconds West 250.78 feet to a concrete monument (marked #732), thence run South 00 degrees 00 minutes 47 seconds West 265.65 feet to a concrete monument (marked #732), thence run South 00 degrees 00 minutes 49 seconds West 614.08 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 00 minutes 49 seconds West 70.08 feet to a concrete monument (marked #732) lying on the Northerly right-of-way boundary of Moccasin Gap Road, thence run North 84 degrees 44 minutes 29 seconds East along said right-of-way boundary 212.43 feet, thence leaving said right-of-way boundary run North 00 degrees 01 minutes 59 seconds West 71.37 feet, thence run South 84 degrees 23 minutes 46 seconds West 212.50 feet to the POINT OF BEGINNING.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
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08-018esmt.B



FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No:120143 0175D, index date: March 16, 2005, Leon County, Florida.

SKETCH OF EASEMENTS FOR: MOCCASIN GAP 2.1.9. SUBDIVISION

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

LB NO. 7160

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DATE: 08/12/08	DRAWN BY: BR	N.B.484 pg.53	COUNTY: LEON
FILE: 08018-219.DWG		JOB NUMBER: 08-018	